







ref. 6617

Villa Romántica – Romance, charm, tranquillity and exceptional views over Roses, the Mediterranean and the Pyrenees

This is what awaits you at this distinctive villa on Puig Rom, one of the most privileged residential areas of Roses.
From the street, the house remains discreet: only the garage is visible, together with a first glimpse of the spectacular views. It is only as you enter the property that its true character gradually reveals itself.
The main floor comprises the kitchen, living and dining area, guest WC and an impressive, partially covered main terrace. A wonderful place to spend long hours outdoors, unwind, leave everyday life behind and simply enjoy the scenery.
One level below is the sleeping area, with a spacious master bedroom suite with private bathroom and a second bedroom with a separate bathroom. This floor also benefits from a long balcony from which to enjoy the beautiful views over Roses, the Mediterranean and the surrounding mountains.
The property has been used as a permanent residence for many years and is therefore solidly built and equipped for comfortable year-round living.
But it is outside the main living areas that this property reveals much of its unique personality and charm.
A series of stone stairways wind their way down the extensive hillside plot, leading to hidden corners, terraces, fountains and sculptures surrounded by lush Mediterranean vegetation. Olive trees, palms, bougainvillea and secluded shady spots create an atmosphere more reminiscent of a secret Mediterranean garden than a conventional garden.
Hidden away on the lower part of the plot is also an independent guest apartment – ideal for visitors, grown-up children or simply as an additional private retreat.
Another particularly unusual feature is the former glass-enclosed whirlpool, currently no longer in use. It retains the nostalgic charm of another era and perhaps awaits a new owner who will one day bring it back to life.
Villa Romantica is much more than a house.
It is a place for those looking for something different. For romantics. For lovers of Mediterranean gardens. For those who value peace, privacy and exceptional views – and who would like to look out every day across Roses, the Empordà, the Pyrenees and the blue
Mediterranean.
Warnings:
Some photographs have been digitally enhanced using AI to improve the lighting and presentation of the spaces and to remove personal belongings or clutter, without altering the essential features of the property.Stressed housing area.
The owner is not considered a large property holder.
In compliance with Law 3/2017 of 13 February of the Civil Code of Catalonia, approving the Consumer Information Regulations for the sale and purchase of residential properties, agency fees included in the price, clients are informed that the indicated price does not include costs arising from the transaction, such as notary fees, land registry fees, applicable taxes (ITP or VAT + Stamp Duty), nor any other costs inherent to the sale and purchase process.

Transaction	Sale
Category	House
Situation	Calle de Pau Vila 7, Roses, Alt Empordà
Built area	138 m^2
Useful area	96 m^2
Condition	Good condition
Rooms	2
Bathrooms	2 bathrooms
Garage	Yes
Plot	600 m^2
Furnished	Yes

545.000 €



Oficina de Empuriabrava - Avda. de Europa, edificio Bahia 3 - 17487 Empuriabrava - Tel +34 872 266 999 - info@interimmoroses.com
Oficina de Roses - Av. de Rhode, 187, 17480 Roses, Girona - Tel +34 972 253 892 - info@interimmoroses.com